

Office Space for Lease

The J Callaway Building 306 E Wilson

MADISON, WI 53703

Price: \$21.00 p/sf Gross



CHRIS CAULUM, CCIM, SIOR
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PROPERTY SUMMARY

306 EAST WILSON STREET



Property Summary

Building SF:	9,254
Lease Rate:	\$21.00
Lease Term:	3 years
Suite #:	2E - 2nd FL
Available SF:	1,405
Building Class:	B
Parking:	20
Parking Ratio:	1.95
Zoning:	UMX

Property Overview

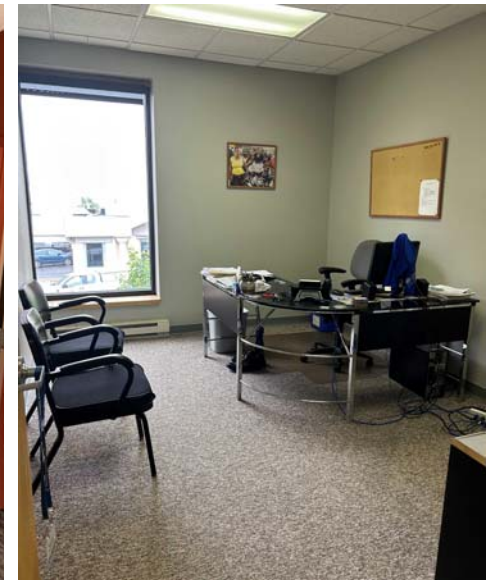
Downtown walk-up office space. This corner 2nd-floor office suite offers lots of windows for abundant natural light, 3 private offices, a storage room, and an open area for 4 plus workstations. Two onsite parking stalls are included.

Location Overview

Located in downtown Madison just two blocks off of Capitol Square and 4 blocks from the Dane County courthouse.

PROPERTY PHOTOS

306 EAST WILSON STREET

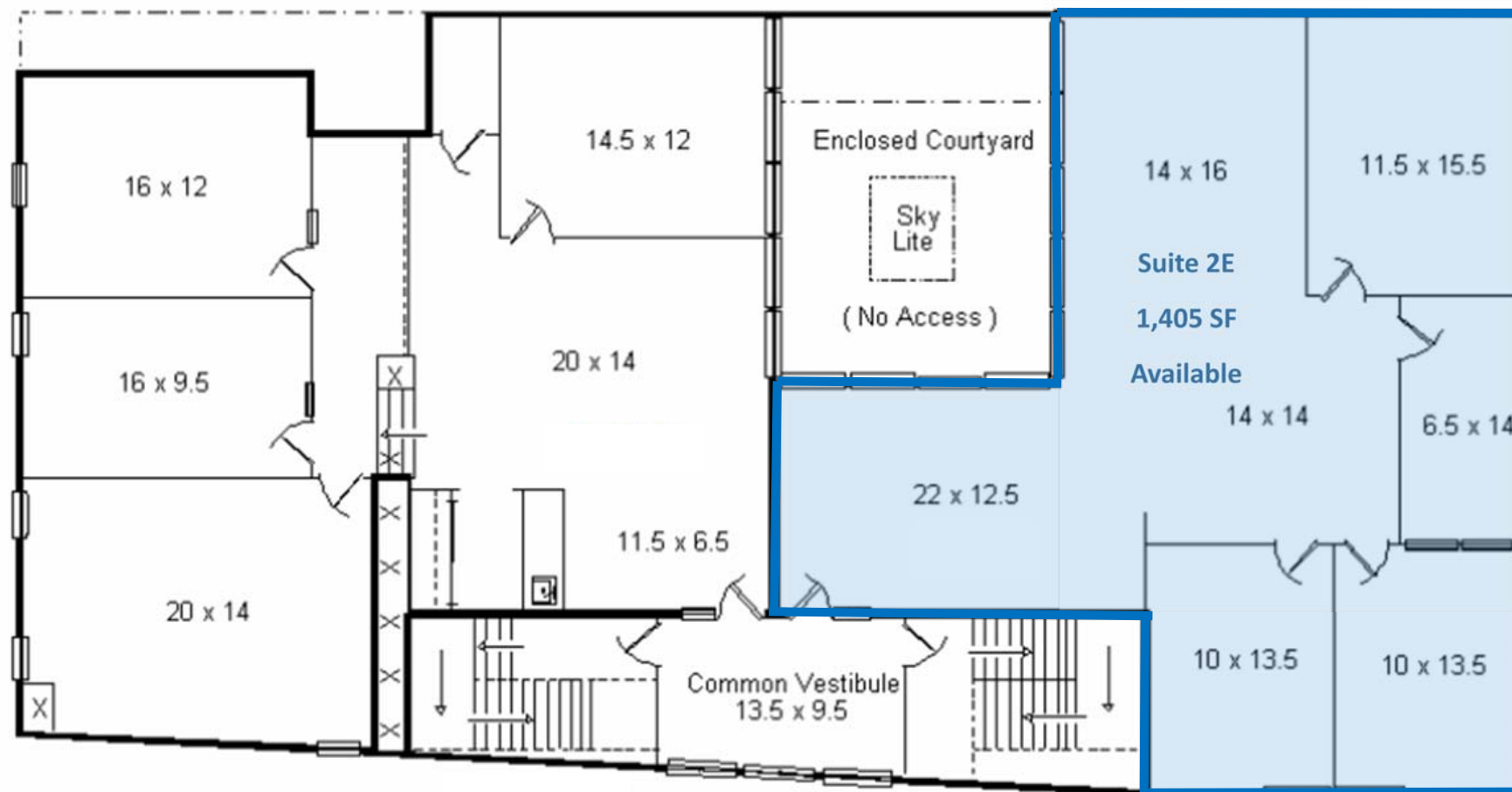


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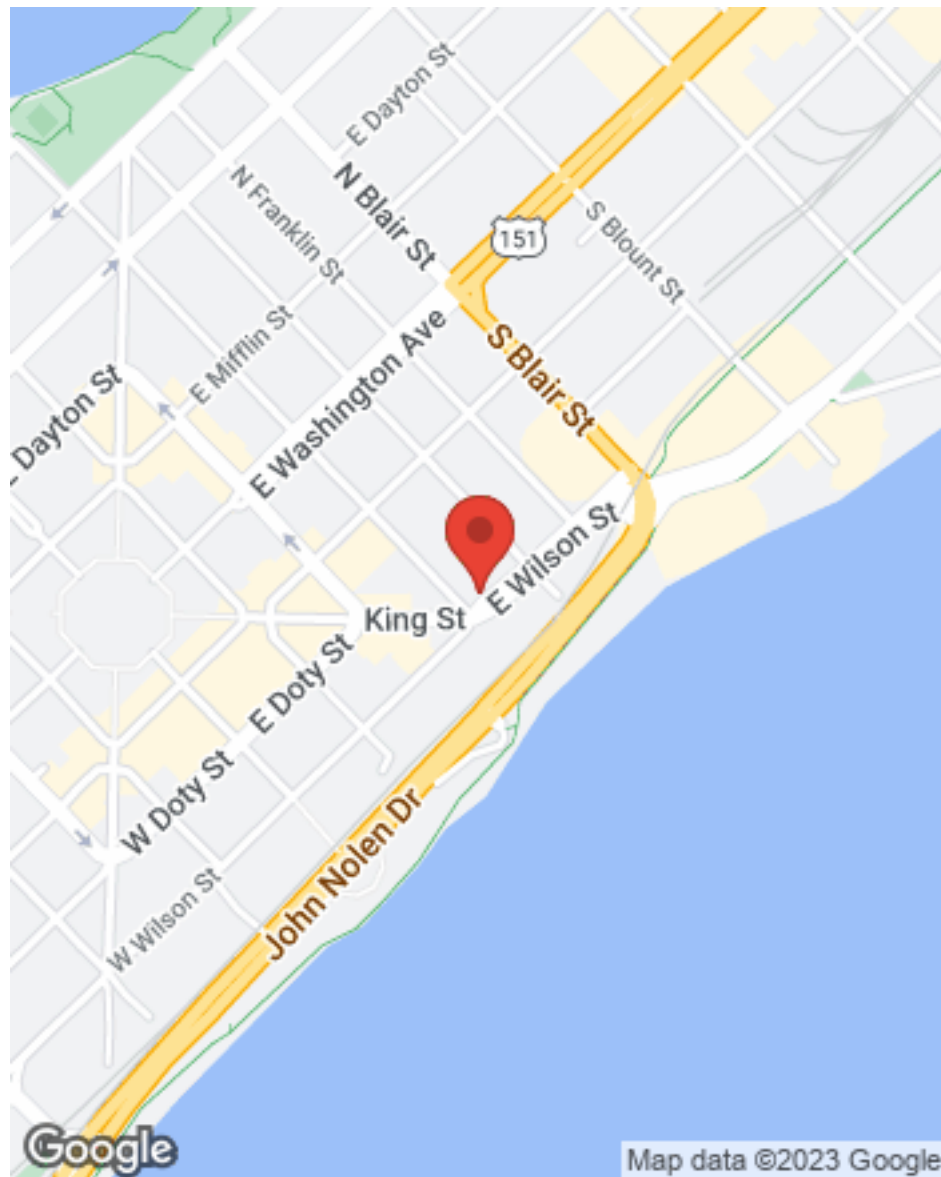
FLOOR PLAN

306 EAST WILSON STREET



LOCATION MAPS

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REGIONAL MAP

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AERIAL MAP

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DEMOGRAPHICS

306 EAST WILSON STREET



Population	1 Mile	3 Miles	5 Miles
Male	14,751	50,165	95,030
Female	12,798	49,138	96,209
Total Population	27,549	99,303	191,239

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,542	13,073	29,211
Ages 15-24	1,196	8,216	18,937
Ages 55-64	1,689	9,968	21,823
Ages 65+	1,367	10,137	26,579

Income	1 Mile	3 Miles	5 Miles
Median	\$19,695	\$36,618	\$48,597
< \$15,000	5,839	11,319	15,169
\$15,000-\$24,999	2,443	6,105	10,049
\$25,000-\$34,999	1,636	5,078	9,111
\$35,000-\$49,999	1,242	5,423	11,033
\$50,000-\$74,999	1,205	6,317	15,288
\$75,000-\$99,999	495	3,792	9,545
\$100,000-\$149,999	481	3,182	8,069
\$150,000-\$199,999	261	1,272	2,741
> \$200,000	238	1,059	2,621

Housing	1 Mile	3 Miles	5 Miles
Total Units	14,810	46,102	89,005
Occupied	13,714	43,324	83,864
Owner Occupied	1,449	13,859	38,379
Renter Occupied	12,265	29,465	45,485
Vacant	1,096	2,778	5,141

DISCLAIMER

306 EAST WILSON STREET

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